

Message

From: Adam Weber [Adam.Weber@erg.com]
Sent: 2/9/2017 2:30:42 PM
To: Le_Roy, William [le-roy.william@epa.gov]; epafacil [epafacil@erg.com]
CC: Andrews, Robert [Andrews.Robert@epa.gov]; Wilson, Conan [Wilson.Conan@epa.gov]
Subject: RE: Las Vegas: Square Footage Change
Attachments: 1-UNLV-PLOT-FILE Layout2 PDF (1).pdf; image2017-01-27-093503.pdf; Las Vegas GSF Adjustment_1-27-17.docx

Good Morning William,

When you have a chance, can you let me know about how to proceed with the GSF adjustment for Las Vegas? There's one question I have regarding the Professional Office Staff (POS) building (also known as the Monitoring Sciences Lab [MSL]) before I can resolve the adjustment.

- The facility manager, Robert Andrews, reported that EPA released to UNLV 6,521 usable SF of the total 18,028 usable SF the Agency occupied in POS.
- This 6,521 USF figure does not include common spaces (e.g., hallways, bathrooms) in the space that were released, which would also be conditioned.
- We need to determine the total amount of conditioned SF that would have been released to UNLV for energy/water/GHG reporting purposes.
- **Recommendation:** We can multiply the 6,521 figure by the overall ratio of conditioned SF EPA currently has on file for POS (21,915) to the usable portion reported by Robert (18,028). This estimation won't provide a perfectly accurate figure, but it should yield something close in lieu of a better methodology.
 - $6,521 \times 1.40 (21,915 : 18,028) = 9,151$ total conditioned SF

I've attached my notes on the adjustment, as well as two drawings for reference.

- **image2017-01-27-093503:** The drawing of the SF changes submitted by Robert
- **1-UNLV-PLOT-FILE Layout2 PDF (1):** The drawing EPA currently has on file for the POS

Let me know if this is acceptable. Let me know if you'd like to discuss over the phone in greater depth.

Sincerely,
Adam

Adam Weber
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P: 703-841-0398
E: adam.weber@erg.com

From: Adam Weber
Sent: Friday, January 27, 2017 2:57 PM
To: 'Andrews, Robert' <Andrews.Robert@epa.gov>; epafacil <epafacil@erg.com>
Cc: Le_Roy, William <le-roy.william@epa.gov>; Robert Pickering <Robert.Pickering@erg.com>
Subject: RE: Las Vegas: Square Footage Change

Hi Robert and William,

Thank you again, Robert. I have compiled my notes on the SF adjustment to be made for EPA's reporting files (attached). Let me know if there are any inaccuracies.

William, there is one point on which I could use your feedback. We'll need to estimate the overall amount of conditioned SF that was released to UNLV in the Professional Office Staff building.

- Robert reported that 6,521 rentable SF was released to UNLV of the total 18,028 rentable SF EPA occupies in the building.
- This 6,521 SF figure does not include common spaces in the space released, which would also be conditioned.
- **Recommendation:** Multiply this 6,521 SF figure by the proportion of the 18,028 rentable SF EPA occupies to the 21,915 conditioned SF currently on file (1.40). Though this wouldn't necessarily provide a completely accurate figure, it would be close. Doing so yields a total of 9,151 conditioned GSF released to UNLV in POS.

Let me know if this is acceptable. Feel free to give me a call if you'd like to discuss in greater depth.

I've attached the supporting documentation for reference. These include the drawings EPA has on file that identified the facility's conditioned SF for reporting purposes and the drawing that shows the space the facility vacated/will soon demolish.

Thank you,
Adam

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From: Andrews, Robert [<mailto:Andrews.Robert@epa.gov>]
Sent: Friday, January 27, 2017 2:10 PM
To: Adam Weber <Adam.Weber@erg.com>; epafacil <epafacil@erg.com>
Cc: Le_Roy, William <le-roy.william@epa.gov>; Robert Pickering <Robert.Pickering@erg.com>
Subject: RE: Las Vegas: Square Footage Change

Hello Adam,

Yes, the original space was as one. The current conditioned spaces were segregated in the early 90's.

Cordially,

Robert

From: Adam Weber [<mailto:Adam.Weber@erg.com>]
Sent: Friday, January 27, 2017 10:49 AM
To: Andrews, Robert <Andrews.Robert@epa.gov>; epafacil <epafacil@erg.com>
Cc: Le_Roy, William <le-roy.william@epa.gov>; Robert Pickering <Robert.Pickering@erg.com>
Subject: RE: Las Vegas: Square Footage Change

Hi Robert,

Thank you very much for putting the time into this. Have these spaces been around as long as the rest of the EAX building?

Sincerely,
Adam

From: Andrews, Robert [<mailto:Andrews.Robert@epa.gov>]
Sent: Friday, January 27, 2017 1:27 PM
To: Adam Weber <Adam.Weber@erg.com>; epafacil <epafacil@erg.com>
Cc: Le_Roy, William <le-roy.william@epa.gov>; Robert Pickering <Robert.Pickering@erg.com>
Subject: RE: Las Vegas: Square Footage Change

Good morning Adam,

Per our conversation this morning regarding the conditioned SF space for the EAX, the two conditioned spaces SF equates to 600 SF for each area. A total of 1200 SF.

Cordially,

Robert

From: Adam Weber [<mailto:Adam.Weber@erg.com>]
Sent: Friday, January 27, 2017 9:15 AM
To: Andrews, Robert <Andrews.Robert@epa.gov>; epafacil <epafacil@erg.com>
Cc: Le_Roy, William <le-roy.william@epa.gov>; Robert Pickering <Robert.Pickering@erg.com>
Subject: RE: Las Vegas: Square Footage Change

Hi Robert,

Thank you for your reply. I crossed checked the numbers you provided based on our current records, and I found a few discrepancies I was hoping you could lend some insight on.

- EAX: 2,184 GSF in the drawings vs. 5,614 SF.
- POS: This building does not appear on the drawings. Can you clarify if it has another name on the drawings?
- QAL: 14,409 RSF in the drawings vs. 10,268 SF.

To our knowledge, no SF changes have take place since these drawings were created. Can you explain the reason for these differences? I've attached the drawings EPA has for the facility for reference.

Thank you,
Adam

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From: Andrews, Robert [<mailto:Andrews.Robert@epa.gov>]
Sent: Thursday, January 26, 2017 5:09 PM
To: epafacil <epafacil@erg.com>
Cc: Le_Roy, William <le-roy.william@epa.gov>; Robert Pickering <Robert.Pickering@erg.com>
Subject: RE: Las Vegas: Square Footage Change

Good afternoon Adam,

Please see the responses to your questions highlighted in red below.

Cordially,

Robert

From: epafacil [<mailto:epafacil@erg.com>]
Sent: Thursday, January 26, 2017 1:49 PM
To: Fong, May <fong.may@epa.gov>
Cc: epafacil <epafacil@erg.com>; Le_Roy, William <le-roy.william@epa.gov>; Robert Pickering <Robert.Pickering@erg.com>; Andrews, Robert <Andrews.Robert@epa.gov>
Subject: RE: Las Vegas: Square Footage Change

Thank you, May! Robert, please let me know if you have any questions.

Sincerely,
Adam

From: Fong, May [<mailto:fong.may@epa.gov>]
Sent: Thursday, January 26, 2017 4:48 PM
To: Adam Weber <Adam.Weber@erg.com>
Cc: epafacil <epafacil@erg.com>; Le_Roy, William <le-roy.william@epa.gov>; Robert Pickering <Robert.Pickering@erg.com>; Andrews, Robert <Andrews.Robert@epa.gov>
Subject: RE: Las Vegas: Square Footage Change

Adam:

I am forwarding your email to our facility Manager Robert Andrews, he can assist further with your questions regarding the spaces and square footage of the facility. I have also cc'd Robert on this email.

Thanks
May

May Fong
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From: Adam Weber [<mailto:Adam.Weber@erg.com>]
Sent: Thursday, January 26, 2017 1:43 PM
To: Fong, May <fong.may@epa.gov>
Cc: epafacil <epafacil@erg.com>; Le_Roy, William <le-roy.william@epa.gov>; Robert Pickering <Robert.Pickering@erg.com>
Subject: Las Vegas: Square Footage Change

Hi May,

It has come to our attention that we may need to perform a GSF adjustment for Las Vegas for the purposes of EPA's energy and water reporting. One of my colleagues, Robbie Pickering, noted the following:

"During a desk assessment at Las Vegas in FY 2016, the facility manager mentioned that the facility is going through some significant changes that will impact the GSF numbers. By September 30, 2016, the following changes are anticipated:

- EPA will demolish the Environmental Annex
- EPA will vacate the Quality Analysis Lab and return it to UNLV
- EPA will vacate ~1/3 of the Program Office Staff facility (also known as the Executive Center), and return it to UNLV. (The POS Building is not the EXC Center, just POS)

The FM estimated the new SF will be approximately 52,000 SF. Because the facility operates entirely off of 1 water meter, EPA and UNLV negotiated that after this change, EPA will be responsible for 77% of the utility costs, and UNLV will pay the remaining."

Can you confirm that these changes have now been completed? If so, can you answer the following?

- On what date were each of the spaces specified fully decommissioned/vacated? (On 11/5/2016 the vacated space was turned over to the University)
- What is the size, in conditioned and unconditioned square footage, of each of the spaces that demolished/vacated? EAX (Greenhouse) SF 5,614 is scheduled for demolition in mid-February 2017) (QAL vacated space SF 10,268), and POS vacated space SF 6,521).
- Why were these spaces demolished/vacated? The EAX is scheduled for demolition because the Government built the greenhouse facility on the University's property. Secondly we consolidated and the EPA will be relocating from the University in 2020 when the lease expires.

Let me know if you have any questions. Feel free to call me on my cell phone if you would like to discuss: Personal Matters / Ex. 6

Personal Matters / Ex. 6

Thank you,
Adam

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